

City of Lowell

Zoning Board of Appeals

Agenda

9/24/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/24/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

II. New Business

ZB-2018-29

Petition Type: Variances

Applicant: Soaphorn Seng

Re Property Located at: 26 Clare Street 01854

Applicable Zoning Bylaws: Section 6.1.10

Petition: The applicant is seeking Variance approval to build a driveway for an existing single-family home at 26 Clare Street. The home is in the Traditional Neighborhood Two Family (TTF) zoning district and the proposed driveway requires Variances under Section 6.1.10 for minimum setback from the lot line, minimum setback from the building, and for any other relief required under the Lowell Zoning Ordinance.

ZB-2018-30

Petition Type: Variances

Applicant: Taulant Hibroj

Re Property Located at: 25 Read Street 01850

Applicable Zoning Bylaws: Sections 5.1, 5.3.2, and 6.1.4

Petition: The applicant is seeking Special Permit approval from the Planning Board and Variance approval from the Zoning Board to legalize the use of a property that has operated as a three family home at 25 Read Street. The building is located in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Special Permit approval from the Planning Board under Section 12.1.c for the three dwelling units and Variance approval from the Zoning Board under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, minimum frontage, minimum side yard setbacks, and minimum rear yard setback; Section 5.3.2 for useable open space per dwelling unit; and Section 6.1.4 for off-street parking; and for any other relief required under the Lowell Zoning Ordinance.

ZB-2018-31

Petition Type: Variances

Applicant: Tristan Deane

Re Property Located at: 79 Mt. Washington Street 01854

Applicable Zoning Bylaws: Section 6.1.10

Petition: The applicant is seeking Variance approval to build a driveway for an existing single-family home at 79 Mt. Washington Street. The home is in the TMF zoning district and the proposed driveway requires Variances under Section 6.1.10 for minimum width, minimum setbacks from the lot line and building, and any other relief required from the Lowell Zoning Ordinance.

ZB-2018-32

Petition Type: Special Permit

Applicant: Lowell Housing Authority

Re Property Located at: 50 Stackpole Street 01852

Applicable Zoning Bylaws: Section 6.3.4

Petition: The applicant is seeking Special Permit approval under Section 6.3.4 for a wall and freestanding



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sign at 50 Stackpole St. in the Downtown Mixed-Use (DMU) zoning district and any other relief required from the Lowell Zoning Ordinance.

ZB-2018-33

Petition Type: Special Permit

Applicant: Lowell Housing Authority

Re Property Located at: 179 Gorham Street 01852

Applicable Zoning Bylaws: Section 6.3.4

Petition: The applicant is seeking Special Permit approval under Section 6.3.4 for four freestanding signs at 179 Gorham St. in Urban Mixed-Use (UMU) zoning district and any other relief required from the Lowell Zoning Ordinance.

ZB-2018-34

Petition Type: Special Permit

Applicant: Lowell Housing Authority

Re Property Located at: 657 Merrimack Street 01854

Applicable Zoning Bylaws: Section 6.3.4

Petition: The applicant is seeking Special Permit approval under Section 6.3.4 for two freestanding signs and one projecting sign at 657 Merrimack St in the UMU zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-35

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 610 Market Street 01854

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for a freestanding sign at 610 Market St. in the Urban Neighborhood Multi-Family (UMF) zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-36

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 580 Chelmsford Street 01851

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for two freestanding signs at 580 Chelmsford St. in the Suburban Neighborhood Multi-Family (SMF) zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-37

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 770 Lawrence Street 01852

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for one freestanding sign at 770 Lawrence St. in the TMF zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-38

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 134 Fayette Street 01852

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for three freestanding signs at 134 Fayette St. in the UMF zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-39

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 33 Shaffer Street 01854

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for a freestanding sign at 33

Shaffer St. in the TMF zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-40

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 111.1 Hildreth Street 01850

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for a wall sign at 111.1 Hildreth St. in the TMF zoning district and for any other relief required from the Lowell Zoning Ordinance.

ZB-2018-41

Petition Type: Variance

Applicant: Lowell Housing Authority

Re Property Located at: 3.1 Harts Avenue 01850

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant is seeking Variance approval under Section 6.3 for a freestanding sign at 3.1 Harts Ave. in the TMF zoning district and for any other relief required from the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval

April 9, 2018

May 31, 2018

Notices

2019 Meeting Schedule

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman

New Business to Be Advertised by September 9, 2018 and September 16, 2018